







# County Board of Appeals of Baltimore County

Room 200 Court House  
Towson, Maryland 21204  
(301) 494-3180

October 23, 1986

## ZONING OFFICE

### NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79.

CASE NO. 87-110-A S.S.E. ASSOCIATES PARTNERSHIP  
SE/S OF OLD GEORGETOWN ROAD, 145' NE  
OF SULPHUR SPRING ROAD  
13th DISTRICT  
RE: PETITION FOR ZONING VARIANCE  
FROM §413.6.a.2 - SIGN TO EXTEND ABOVE  
ROOF LINE  
9/19/86 - Z.C. GRANTED VARIANCE W/RESTRICTIONS

ASSIGNED FOR: WEDNESDAY, MARCH 4, 1987 at 10 a.m.

cc: Phyllis C. Friedman, Esquire Appellant /People's Counsel  
Peter Max Zimmerman, Esquire " " "  
John B. Howard, Esquire Counsel for Appellee/Petitioner  
Mr. Leroy W. Merritt Petitioner  
Norman E. Gerber  
James Hoswell  
Arnold Jablon  
Jean M. H. Jung  
James E. Dyer  
Margaret E. duBois

Kathi C. Weidenhammer  
Administrative Secretary

RECEIVED  
OCT 24 1986

RE: PETITION FOR VARIANCE  
SE/S of Old Georgetown Rd.,  
145' NE of Sulphur Spring  
Rd., 13th District  
S.S.E. ASSOCIATES  
PARTNERSHIP, Petitioner  
BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 87-110-A

### NOTICE OF APPEAL

Please note an appeal from your decision in the above-captioned matter, under date of September 19, 1986, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 14<sup>th</sup> day of October, 1986, a copy of the foregoing Notice of Appeal was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman

RECEIVED  
OCT 2 1986

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19<sup>th</sup> day of September, 1986, that the Petition for Zoning Variance to permit a stationary business sign to project 14 feet above the roof line of the building be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 2 -

ORDER RECEIVED FOR FILM  
DATE Sept 19 1986  
BY John B. Howard

Whitney, Bailey, Cox & Magnani  
1850 York Road  
Timonium, Maryland 21093

July 1, 1986

### DESCRIPTION OF THAT PARCEL OF LAND TO ACCOMPANY PETITION FOR VARIANCE PROPERTY OF S.S.E. ASSOCIATES LOCATED IN THE THIRTEENTH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the Southeast side of Old Georgetown Road (formerly State Highway Administration Service Road A) said point of beginning being located 145 feet more or less measured along the Southeast side of said road in a Northeasterly direction from the intersection thereof with the centerline of Sulphur Road relocated, said beginning being in the second or South 89° 14' East, 846.35 foot line of that parcel of land conveyed by Roland C. Schmelyun and wife to DSD Properties, Inc. by deed dated July 24, 1962 as recorded among the land records of Baltimore County in Liber WJR 4026 page 167 and the Southeast right-of-way line recorded among the land records of Baltimore County in Liber O.T.G. 4975 page 434, and running thence the following eight courses viz: 1) South 89° 14'00" East 572.66 feet, 2) North 03° 59'21" East 302.55 feet, 3) South 89° 51'48" West 427.00 feet, 4) by a curve to the right with a radius of 586.63 feet and a length of 28.76 feet, said curve being subtended by a chord bearing South 29° 06'52" West 28.75 feet, 5) South 30° 29' 26" West 9.05 feet, 6) South 24° 46'30" West 50.25 feet, 7) South 33° 55' 36" West 50.09 feet, and 8) South 29° 50' 31" West 199.47 feet to the point of beginning. Containing 3.414 acres of land, more or less.

OFFICE COPY



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

October 6, 1986

John B. Howard, Esquire  
Cook, Howard, Downes & Tracy  
210 Allegheny Avenue  
Towson, Maryland 21204  
RE: PETITION FOR ZONING VARIANCE  
SE/S of Old Georgetown Rd., 145' NE of  
Sulphur Spring Rd.  
13th Election District  
S.S.E. Associates Partnership - Petitioner  
Case No. 87-110-A

Dear Mr. Howard:

Please be advised that on October 2, 1986, People's Counsel for Baltimore County filed an appeal from the decision rendered by the Zoning Commissioner of Baltimore County in this matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Sincerely,

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

AJ:md

ccs: Mr. Leroy W. Merritt  
S.S.E. Associates Partnership  
2066 Lord Baltimore Drive  
Baltimore, Maryland 21207  
People's Counsel for Baltimore County

IN RE: PETITION ZONING VARIANCE \*  
SE/S of Old Georgetown Road, \*  
145' NE of Sulphur Spring \*  
Road - 13th Election District \*  
S.S.E. Associates Partnership, \*  
Petitioner \*  
BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 87-110-A

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a stationary business sign to project 14 feet above the roof line of the building, as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared and was represented by Counsel. A number of witnesses, including Bert Sommer and Wes Guckert, an expert traffic engineer, testified on behalf of the Petitioner. There were no Protestants.

Testimony indicated that the subject property, zoned M.L. and located off Old Georgetown Road near Sulphur Spring Road and I-695, is improved with a warehouse. Apparently, those wishing to visit the warehouse are having difficulty in locating it inasmuch as the view is blocked by other commercial buildings to the east and north. Additionally, it is impossible to identify the building from I-695. The purpose of the sign, proposed to project 14 feet above the roof line of the building, is to provide such identification, which is totally lacking at this time.

The Petitioner seeks relief from Section 413.6.a.2, pursuant to Section 307 of Baltimore County Zoning Regulations (BCZR). An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

ORDER RECEIVED FOR FILM  
DATE Sept 19 1986  
BY John B. Howard

- The Petitioner may apply for its sign permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- No other signs shall be permitted on the site, except as permitted under Section 413.1.a, BCZR.

*Arnold Jablon*  
Zoning Commissioner of  
Baltimore County

AJ/srl

cc: John B. Howard, Esquire  
People's Counsel

ORDER RECEIVED FOR FILM  
DATE Sept 19 1986  
BY John B. Howard

- 3 -

### PETITION FOR ZONING VARIANCE

13th Election District

Case No. 87-110-A

LOCATION: Southeast Side of Old Georgetown Road, 145 feet Northeast of Sulphur Spring Road

DATE AND TIME: Monday, September 15, 1986, at 11:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a stationary business sign to project 14 feet above the roof line of the building in lieu of the permitted 0 feet

Being the property of S.S.E. Associates Partnership, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY



RE: PETITION FOR VARIANCE  
SE/S of Old Georgetown Rd., 145'  
NE of Sulphur Spring Rd.,  
13th District  
S.S.E. ASSOCIATES PARTNERSHIP,  
Petitioner

BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 87-110-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 12th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 13th Date of Posting 8-16-86  
Posted for Variance  
Petitioner S.S.E. Associates Partnership  
Location of property SE/Side of Old Georgetown Road 145' NE of Sulphur Spring Road  
Location of Sign SE Side of Old Georgetown Road approx 300' NE of Sulphur Spring Road  
Remarks:  
Posted by P. J. [Signature] Date of return August 18, 86  
Number of Signs: 1

John B. Howard, Esquire  
210 Allegheny Avenue  
Towson, Maryland 21204

August 1, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE  
SE/S of Old Georgetown Rd., 145' NE  
of Sulphur Spring Rd.  
13th Election District  
S.S.E. Associates Partnership - Petitioner  
Case No. 87-110-A

TIME: 11:15 a.m.  
DATE: Monday, September 15, 1986  
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

CERTIFICATE OF PUBLICATION

TOWSON, MD, August 28, 1986  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 28, 1986.

THE JEFFERSONIAN,

*Lisa S. [Signature]*  
Publisher

Cost of Advertising  
24.75

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 020008  
DATE 8/17/86 ACCOUNT 00000000  
AMOUNT \$ 100.00  
RECEIVED FROM Zoning [Signature] #26  
FOR John [Signature] to S.S.E. Associates  
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE  
August 26, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204  
c/o

Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

John B. Howard, Esquire  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Item No. 26 - Case No. 87-110-A  
Petitioner: S.S.E. Associates Partnership  
Petition for Variance

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:kbb

Enclosures



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

September 10, 1986

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

John B. Howard, Esquire  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE  
SE/S of Old Georgetown Rd., 145' NE of Sulphur Spring Rd.  
13th Election District  
S.S.E. Associates Partnership - Petitioner  
Case No. 87-110-A

Dear Mr. Howard:

This is to advise you that \$39.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the payment to Baltimore County, Maryland, and remit to the County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 025518  
DATE 9/15/86 ACCOUNT 1-01-615-000  
AMOUNT \$ 39.00  
PAID TO John B. Howard, Esq., Cook, Howard & Downes & Tracy, 210 Allegheny Ave., Towson, Md. 21204  
FOR ADVERTISING POSTING COSTS RE CASE #87-110-A  
VALIDATION OR SIGNATURE OF CASHIER

PATUXENT PUBLISHING CORP.  
10751 Little Patuxent Pkwy.  
Columbia, MD 21044  
August 28 19 86  
THIS IS TO CERTIFY, that the annexed advertisement of  
PETITION FOR ZONING VARIANCE  
was inserted in the following:  
☐ Catonsville Times  
☒ Arbutus Times  
weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 30 day of August 19 86, that is to say, the same was inserted in the issues of  
August 28, 1986  
PATUXENT PUBLISHING CORP.  
By *[Signature]*

IN THE CIRCUIT COURT  
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: August 21, 1986  
Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petition No. 87-110-A

This office is opposed to the proliferation of gigantic signs such as this. We believe the existing zoning regulations provide adequately for signage.

NEG:JGH:sim



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

August 11, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 21, 22, 25, 26, 27, 28, 29, 30, and 31.

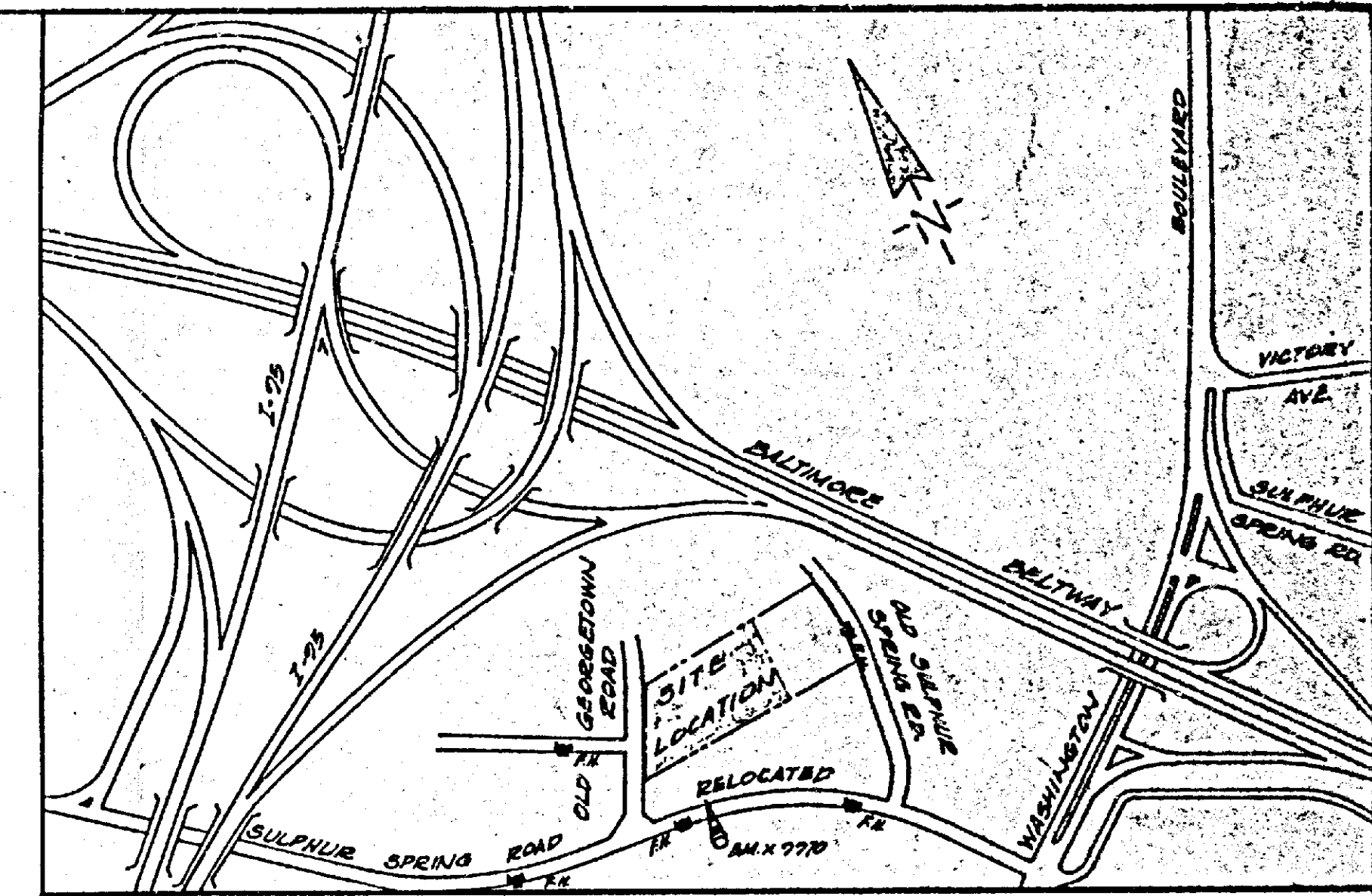
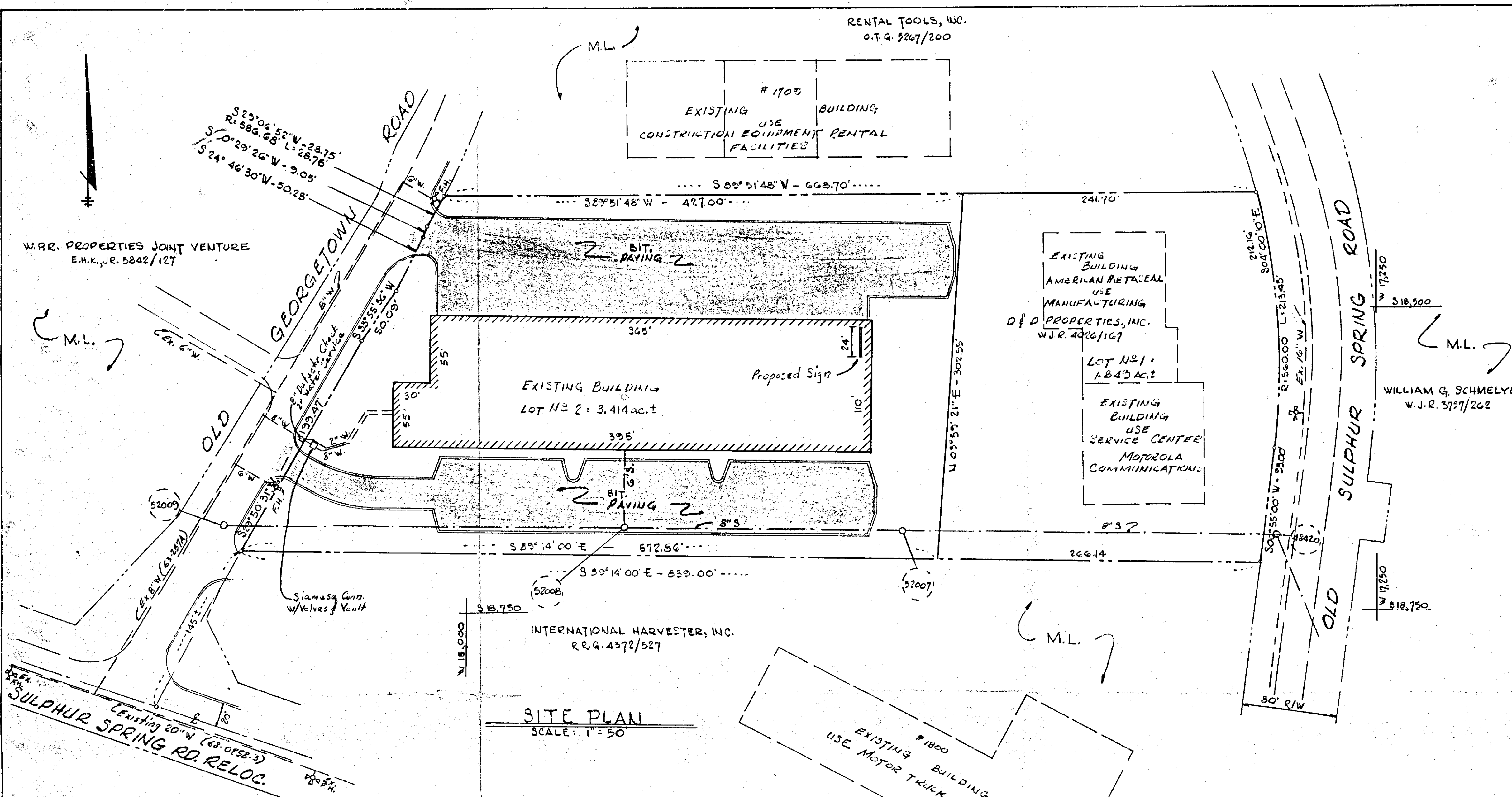
Very truly yours,

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Associate II

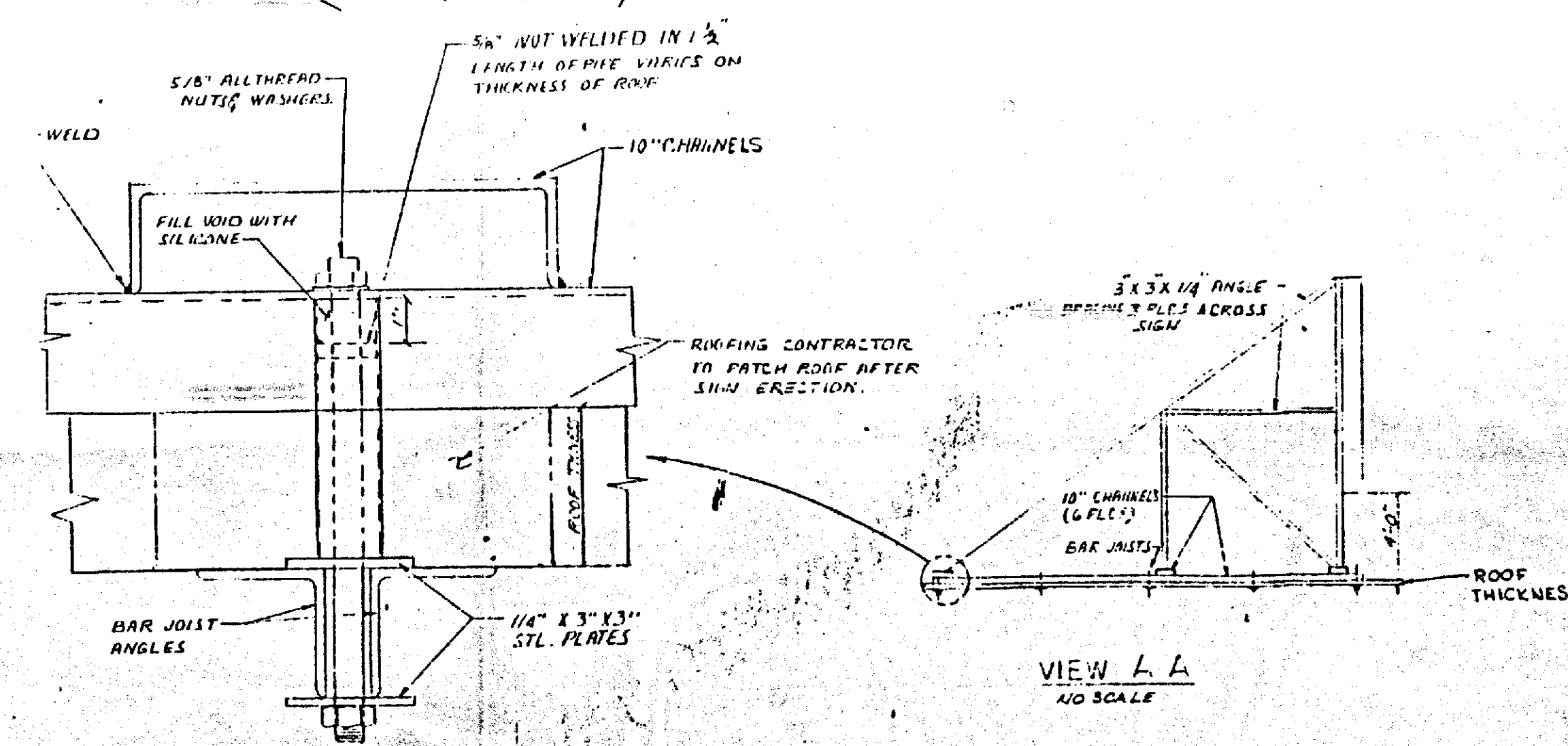
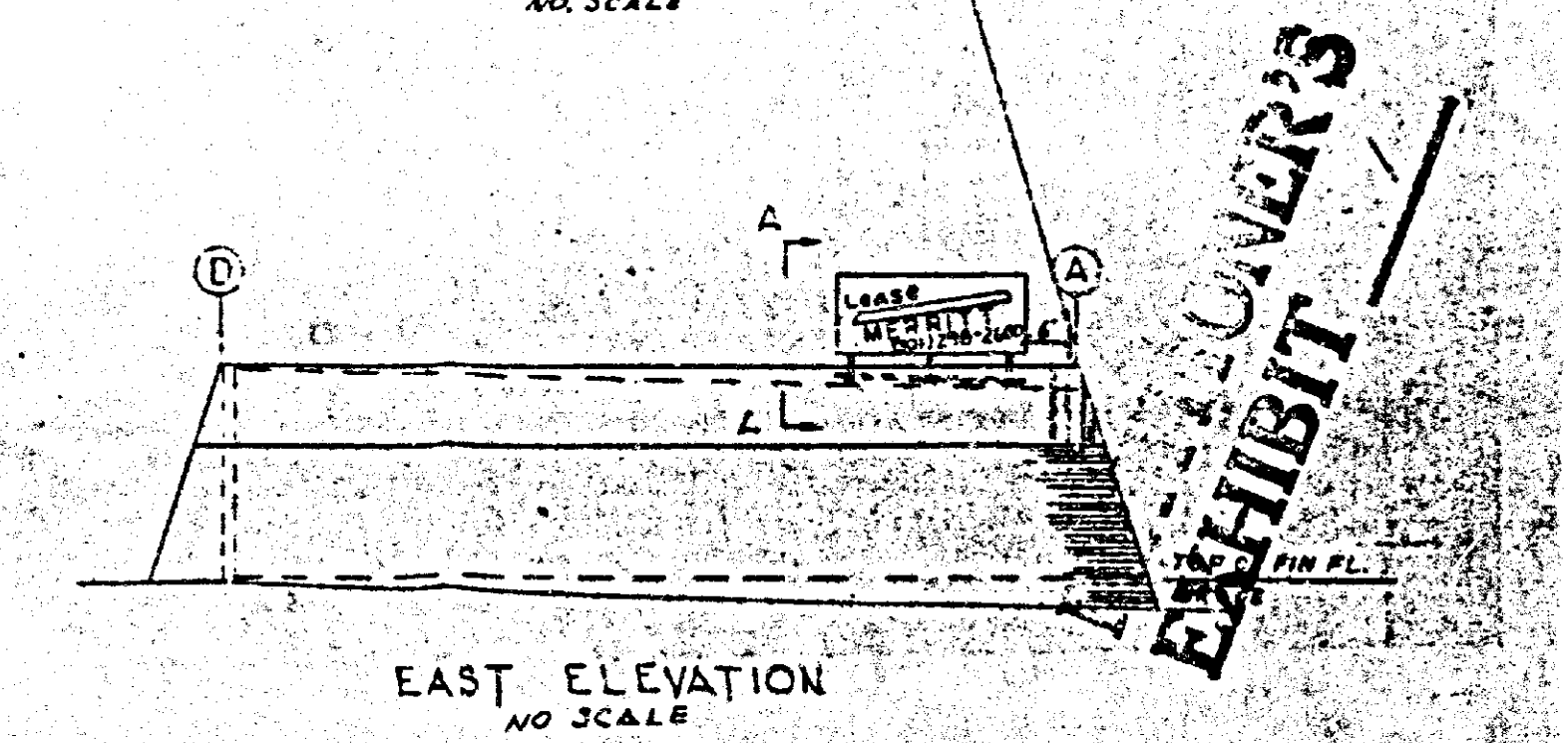
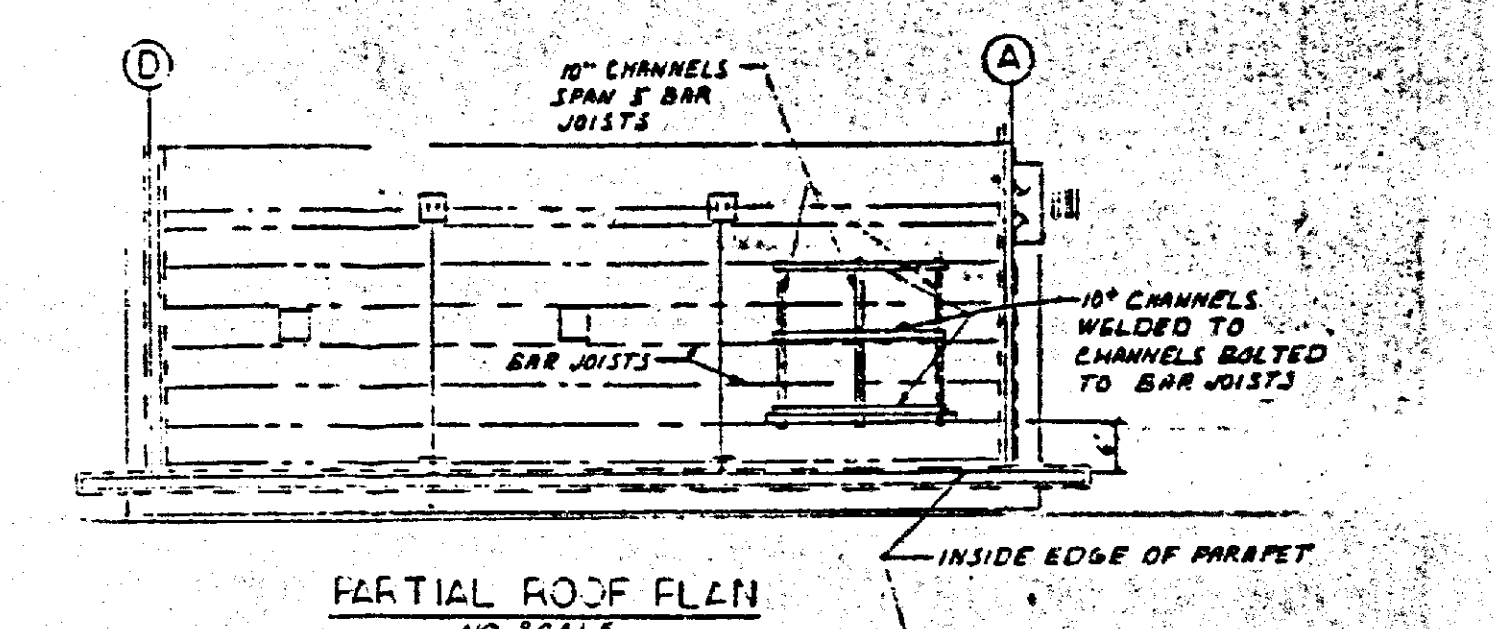
MSF:l

9/15  
87-110A





VICINITY MAP  
SCALE: 1"=500'



TYPICAL CHANNEL TIE-IN  
TO CEILING BAR JOISTS  
15 PLCS.  
NO SCALE

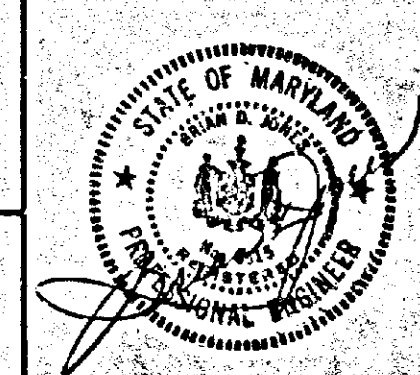
- SUMMARY INFORMATION**
- |                      |                    |
|----------------------|--------------------|
| 1. SITE AREA         | 3.414 AC.          |
| 2. DEED REFERENCE    | E.H.K. JR. 6765/65 |
| 3. ZONING            | ML                 |
| 4. ELECTION DISTRICT | 13                 |
| 5. PROPOSED USE      | SAME               |

- PROPOSED ZONING VARIANCE REFERENCE**
1. VARIANCE TO ALLOW SIGN TO EXTEND ABOVE ROOF LINE 413.6 a

- LEGEND:**
- |                                |     |
|--------------------------------|-----|
| EXISTING SANITARY              | --- |
| EXISTING WATER                 | --- |
| EXISTING FEE TITLE LINE        | --- |
| EXISTING BUILDING FOR VARIANCE | ▨   |

PLAT TO ACCOMPANY PETITION FOR VARIANCE

SSE ASSOCIATES  
2066 LORD BALTIMORE DRIVE  
BALTIMORE, MARYLAND 21207  
(301) 298-2600



**WHITNEY BAILEY O'XAGAN** CONSULTING ENGINEERS  
1530 York Road  
Timonium, Md. 21093  
301-252-6060

DESIGNED BY: J.T.D. CHECKED BY: B.M.K.  
DATE: 6-30-84 SCALE: AS SH. DRAWING NO: 26143



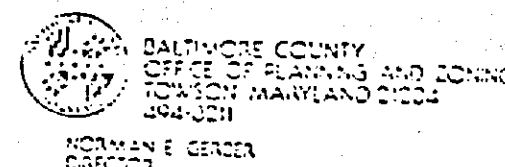
## BALTIMORE COUNTY OFFICE OF PLANNING &amp; ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
28th day of July, 1986.

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner: S.S.E. Associates Partner-Received by: James E. Ryan  
Petitioner's Attorney: John R. Howard, Esquire  
Chairman, Zoning Plans  
Advisory Committee



Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

August 20, 1986

Re: Zoning Advisory Meeting of July 29, 1986  
Item # 26  
Property Owner: SSE ASSOCIATES  
Location: SE/S Old Georgetown Rd.  
145' NE SULPHUR SPRING RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-99 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☐ Additional comments:

cc: James Roswell

Eugene A. Bober  
Chief, Current Planning and Development



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

August 14, 1986

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 26 Zoning Advisory Committee Meeting are as follows:

Property Owner: SSE Associates  
Location: SE/S Old Georgetown Road, 145 feet NE Sulphur Spring Road  
District: 13th.

APPLICABLE ITEMS ARE CIRCLED:

☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

☒ A building and other miscellaneous permits shall be required before the start of any construction.

☐ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

NOTE:

☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Structural Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

☐ All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

☐ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

☐ The requested variance appears to conflict with Section(s) \_\_\_\_\_, of the Baltimore County Building Code.

☐ When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_, or to Mixed Use \_\_\_\_\_. See Section 312 of the Building Code.

☐ The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

J. Comments:

☐ These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

*Charles E. Stumhan*  
By: C. E. Stumhan, Chief  
Building Plans Review

L/27/86



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

August 13, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Re: Property Owner: SSE Associates

Location: SE/S Old Georgetown Road, 145' NE Sulphur Spring Road

Item No.: 26

Zoning Agenda: Meeting of 7/29/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

(x) 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: *Charles E. Stumhan*  
Planning Group  
Special Inspection Division

Noted and  
Approved:

*John F. O'Neill*  
Fire Prevention Bureau

/mb